



**City of Trinity, North Carolina  
Planning & Zoning Board Minutes  
August 28, 2017 - 6:00 p.m.**

**Members Present:** Chair: Richard McNabb; **Board members:** Keith Aikens and Ambrose Rush.

**Members Absent:** Hunter Hayworth & Jennifer Dennis **Board Liaison:** Gene Byerly.

**Others Present:** Planning and Zoning Director, Marc Allred; Office Administrator, Darien Comer; Attorney Bob Wilhoit; Manager Debbie Hinson; and other interested parties.

**Call to Order**

Chair McNabb called the meeting to order at 6:00 pm.

**a) Pledge of Allegiance**

Chair McNabb led the Pledge of Allegiance.

**b) Invocation**

Chair McNabb gave the Invocation.

**c) Welcome Guests and Visitors**

Chair McNabb opened the meeting at 6:01 pm and welcomed all visitors.

**I. Approve and/or Amend Agenda**

Chair McNabb called for a motion to approve or amend the agenda. *Board member Rush motioned to approve the agenda as presented. Board member Aikens seconded the motion. The motion was approved unanimously with a vote of 3 ayes and 0 nays.*

**II. Approval of Minutes from July 24, 2017**

Chair McNabb called for a motion to amend or approve the July 24, 2017 minutes. *Board member Rush motioned to approve the minutes as written. The motion was seconded by Board member Aikens and approved unanimously with a vote of 3 ayes and 0 nays.*

### **III. Public Hearing**

#### **Item 2. Recommendation of Morris Rd-Hopewell Church Rd Subdivision. PIN # 7706561504.**

**Planning Director Allred:** Property is zoned RA (residential agriculture) and there is no need for rezoning. The smallest acreage is 3.0 Acres. Average size per parcel is 7 acres. No new road and no sewer line is required. Smallest road frontage is 179' so no issues from a driveway permit. There is not any water on Morris Rd, just on Hopewell Church Rd. Due to size of property, they can have wells there, so the developer can choose to have wells or extend the water line down from Hopewell Church Rd.

Chair McNabb opened the Public Hearing at 6:03 pm

#### **Speaking for the Request:**

**Jane Chauncey, 3838 Morris Rd.** Are they planning on re-subdividing?

**Planning Director Allred:** If the parcel is broke up to less than 2.5 acres then it would have to be rezoned and it could be no less than 1 acre because there is no sewer.

**Chauncey:** Will sewer be there?

**Allred:** Its far away, doubtful.

**Chauncey:** Just houses.

**Allred:** Correct.

**Stacy Lohr, 4404 Hopewell Church Rd:** Is there any restrictions or covenants that have a minimum size housing?

**McNabb:** Only if there seller provides a covenant or HOA.

**Lohr:** Its up the purchaser of the lots to what comes on the lot?

**McNabb:** No manufactured homes are allowed.

**Angela Brown, 222 Oak Forest Ln, Trinity:** We have seven properties because the property only perked for 7 homes. Homes will be around 1,800 square feet.

**McNabb:** Any restrictions in the deed?

**Brown:** If we do, it will be minimum square footage.

**Aikens:** Is water not available for the whole subdivision?

**Allred:** There is no water on Morris Rd, but the lots are big enough for wells.

#### **Speaking Against the Request:**

Chair McNabb closed the Public Hearing at 6:10 pm

**Staff recommends subdivision.**

### **Board Discussion and Motion**

Board *member Rush motioned to recommend. The motion was seconded by Board member Aikens and approved unanimously with a vote of 3 ayes and 0 nays.*

### **Item 3. Rezoning of PIN # 7706471224 from RA (Residential Agriculture) to O&I (Office & Institutional)**

**Planning Director Allred:** Church would like to have an electronic sign. Trinity does not allow for electronic signs on residential properties. Need to rezone to O&I to allow for those signs.

Chair McNabb opened the Public Hearing at 6:14 pm

#### **Speaking for the Request:**

#### **Speaking Against the Request:**

Chair McNabb closed the Public Hearing at 6:15 pm

**Allred:** Staff recommends rezoning.

### **Board Discussion and Motion**

Board *member Aikens motioned to recommend. The motion was seconded by Board member Rush and approved unanimously with a vote of 3 ayes and 0 nays.*

### **Item 4. Rezoning of PIN # 6787913900 & western portion of PIN # 6797115344 from RA (Residential Agriculture) to M-2-CZ (Light Industrial with Conditions)**

**Planning Director Allred:** Went over staff report.

Site Plan: Entrance is coming off of NC-62 on Thomasville side. Expansion is 571,000 square feet. And there is 4 conditions to the property.

1. Minimum setback of 100'.
2. 6' tall earthen berm with a 3-to-1 slope. 6' wide top. 42' wide.
3. 2 rows of evergreen trees that will initially have to be 36" tall.
4. 150' main access road from West Trinity Subdivision.

Stormwater Pond will be in what's now a wooded area below the old Hurley Property.

Appraisal report states that as long as all conditions are met, then there would be no significant negative impact to adjoining properties, specifically Trinity West Subdivision.

Distance from new expansion is 370' from closest property and the road is 220' at it's closest point.

**Aikens:** Did Ron Crowder appraise this?

**Allred:** Yes.

**Rush:** About trees, who will enforce the ordinance if a tree or group of tree dies or falls?

**Allred:** City will enforce it. But the replacement will start at 3' tall.

Chair McNabb opened the Public Hearing at 6:26 pm

**Speaking for the Request:**

**Robert Russell, 4222 Chateau Dr, Greensboro, NC, Associate Surveying.** Sent out letters on our own to affected property owners. Those letters came late in process. At this time, we have not heard from any of the residents. The conditions proposed was what was discussed last month. These conditions stay with the property no matter who owns it. In preparing the berm, we made it tall enough that it will cover the loading docks. Sound travels like light, to get over the berm it will need to go up and the trees will buffer it. 132,000 sq ft of dirt to make the berm. Increased the setback 5 times the requirement of zoning.

**Aikens:** Did your firm do the topo and how much ground will you need to import in?

**Russell:** We did do the topo, but we will have enough dirt already on property to create the berm. The berm will need to be seeded 7 days after it is completed.

**James Tate, 7257 Landsdowne Pl:** I spoke at the last meeting. Many of the concerns appeared to have been addressed. And I think it is reason to approve this plan.

**Jesse Wilson, 107 E Davie St, Smithfield, NC:** I'm the design engineer on the project. Wanted to speak on 1 or 2 more items. Talked about water quality pond, how it releases less water than what it does right now without any expansion. So the water quality of this area will improve compared to what it is now. Pond will have 60,000 sq ft of storage.

**Speaking Against the Request:**

Chair McNabb closed the Public Hearing at 6:36 pm.

**Allred:** Staff recommends rezoning with conditions as presented.

**Board Discussion and Motion**

Board *member Aikens motioned to recommend with conditions as presented. The motion was seconded by Board member Rush and approved unanimously with a vote of 3 ayes and 0 nays.*

**IV. New Business**

**Item 5. Minimum Square Footage for Single Family Homes**

**Allred:** Went over form as presented.

**Aikens:** You can make a 3 bedroom home at 1,200 sq ft.

**McNabb:** Then I would prefer to limit the minimum size to 1,200 sq ft.

**Board Discussion and Motion**

Board member Rush motioned to recommend with 1,200 square feet being the minimum square footage for a house for zones R-20, R-12, R-10, RM, and RM-U. The motion was seconded by Board member Aikens and approved unanimously with a vote of 3 ayes and 0 nays.

**V. Business from Staff**

**Code Enforcement Report and Permits Report**

Planning Director Allred reviewed the Code Enforcement and Permits Report.

**VI. Comments from Staff**

None

**VII. Comments from Board**

None

**VIII. Adjournment**

With no other business to discuss, *Board Member McNabb motioned to adjourn the July 24, 2017 Planning and Zoning Meeting at 7:04 pm. The motion was seconded by Board member Rush. The motion and second were approved unanimously with a vote of 4 ayes and 0 nays.*